

REED RESIDENCE

3808 AVENUE F
Austin, TX 78751

Sidetracked

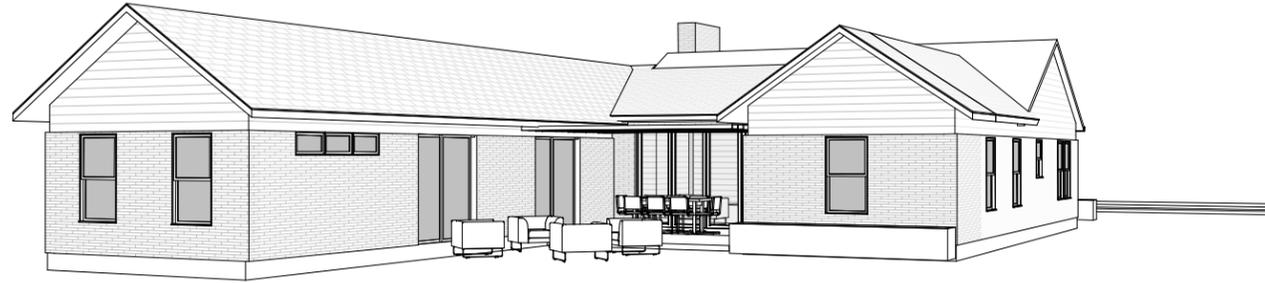
1605 E. 7th St. Unit B
Austin, Texas 78702
512.774.4261

PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Norma Yancey. It is not to be used for regulatory approval, permitting, or construction purposes.

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



2 REAR PERSPECTIVE

ARCHITECT: Norma Yancey, AIA
SIDETRACKED STUDIO, PLLC
1605 E. 7th Unit B
Austin, Texas 78702
phone: 512.774.4261
norma@sidetracked-studio.com

OWNER INFORMATION

Brooke and Jeff Reed
3808 Avenue F
Austin, TX 78751

LEGAL DESCRIPTION

N48.4 FT LOT 8 & S 11.6 FT LOT 9 SHADOW LAWN

ZONING INFORMATION

SF-3-HD-NCCD-NP
HYDE PARK

INDEX OF DRAWINGS

ARCHITECTURAL	
G1.0	COVER SHEET
D1.0	DEMOLITION PLAN
A0.0	SITE PLANS
A1.0	FIRST FLOOR PLAN
A1.1	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS



03.06.17

FAR CALCULATION

LOT SIZE	8,195 SF				
FLOOR-TO-AREA RATIO:	EXISTING	DEMO	NEW	EXEMPT	TOTAL
1ST FLOOR:	1496 SF	0 SF	832 SF	0 SF	2328 SF
COVERED PORCH:	24 SF	24 SF	24 SF	24 SF	0 SF
TOTAL HOUSE:	1520 SF	0 SF	856 SF	24 SF	2328 SF

2,328 SF/8,195 SF = 28.4% < 40% FAR ALLOWED BY CODE

IMPERVIOUS CALCULATION

LOT SIZE	8,195 SF				
IMPERVIOUS COVER:	EXISTING	DEMO	NEW	EXEMPT	TOTAL
1ST FLOOR:	1496 SF	0 SF	832 SF	0 SF	2328 SF
COVERED PATIO:	24 SF	24 SF	24 SF	0 SF	24 SF
TOTAL BUILDING AREA (TBA):	1520 SF	0 SF	0 SF	0 SF	2352 SF
TOTAL BUILDING COVERAGE (TBC):	1520 SF	0 SF	0 SF	0 SF	2352 SF
DRIVEWAY:	418 SF	0 SF	0 SF	0 SF	418 SF
SIDEWALKS:	195 SF	195 SF	78 SF	0 SF	78 SF
UNCOVERED PATIO OR PORCH:	354 SF	354 SF	228 SF	0 SF	228 SF
AC PADS AND OTHER CONCRETE FLATWORK:	9 SF	0 SF	0 SF	0 SF	9 SF
TOTAL IMPERVIOUS:	2496 SF	573 SF	1162 SF	0 SF	3085 SF

3,085 SF/8,195 SF = 37.6% < 45% IMPERVIOUS COVER ALLOWED BY CODE



1 FRONT PERSPECTIVE

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COVER SHEET

G1.0

HALF-SIZE SET



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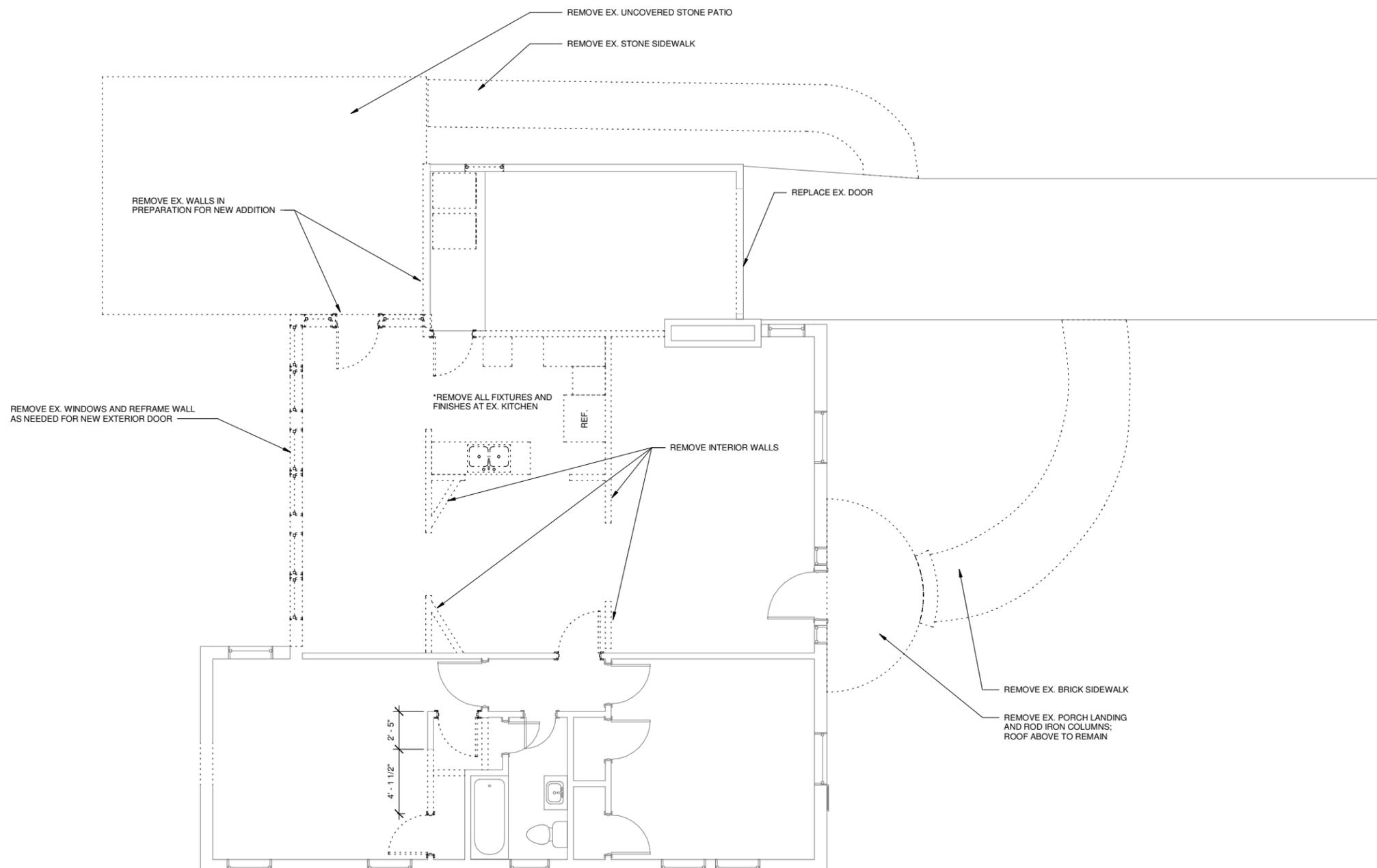
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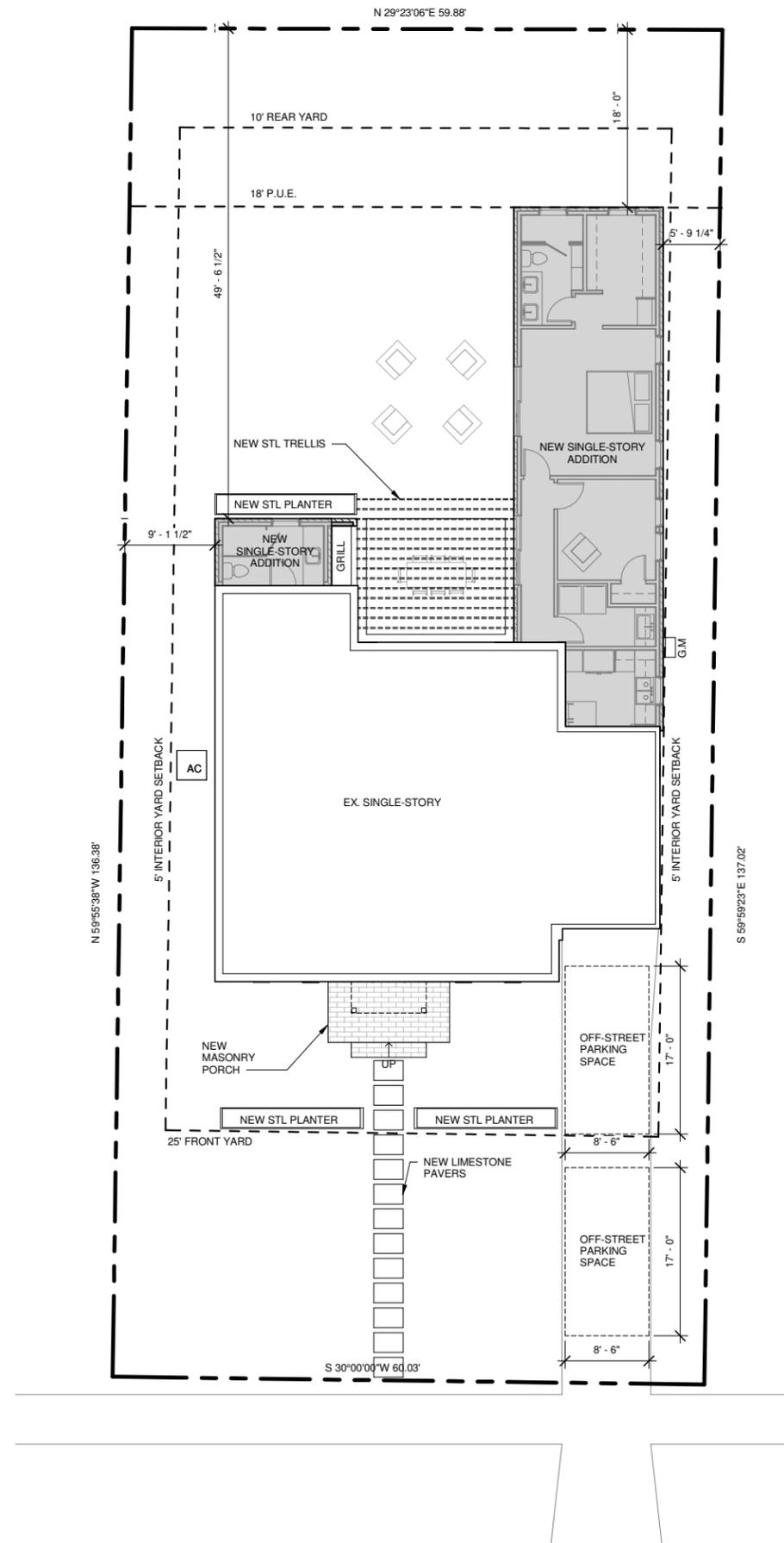
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DEMOLITION PLAN

1 DEMOLITION PLAN
1/4" = 1'-0"

D1.0

HALF-SIZE SET

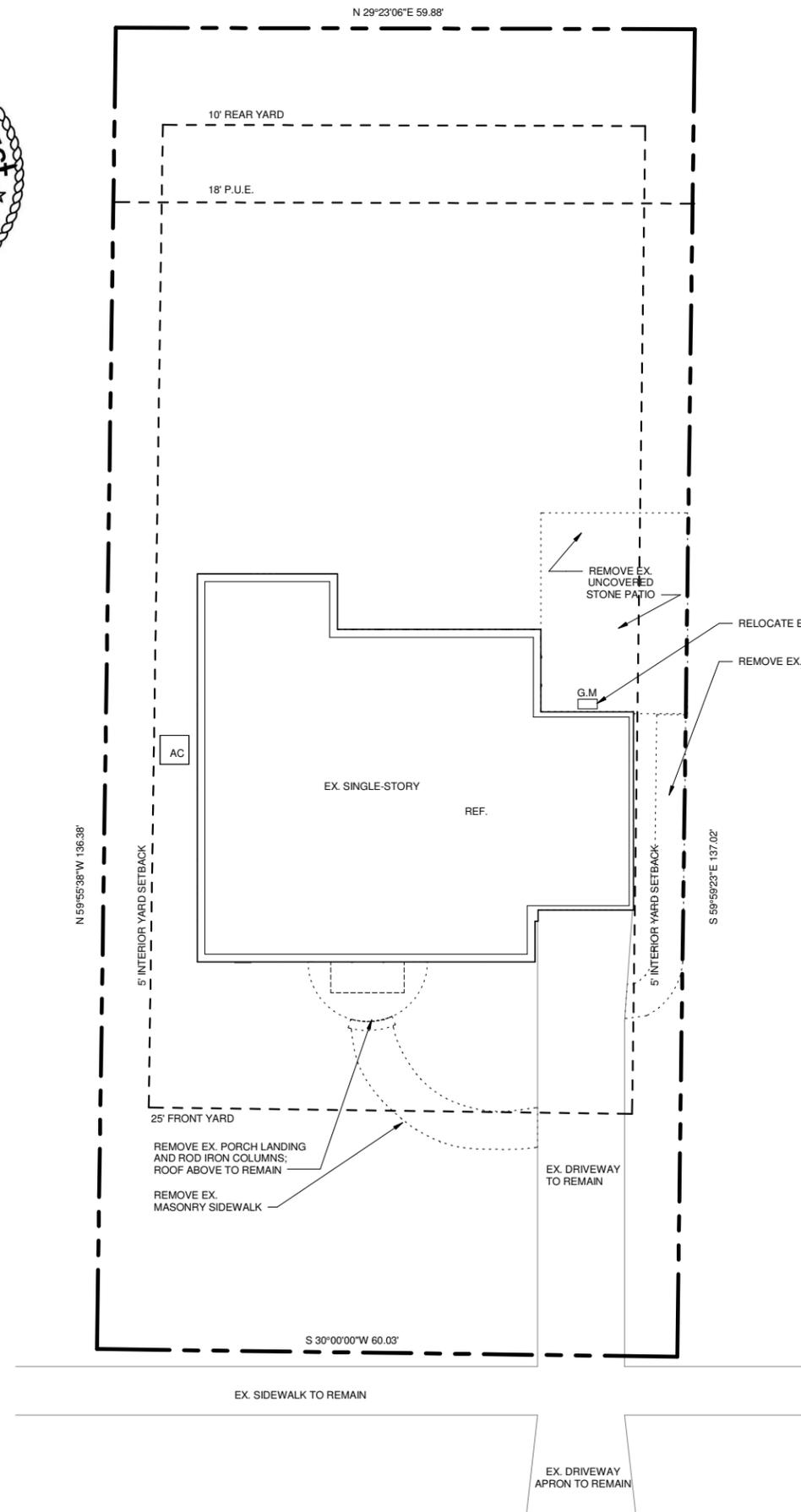


AVENUE F

2 PROPOSED SITE PLAN
1/8" = 1'-0"



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AVENUE F

1 EXISTING SITE PLAN
1/8" = 1'-0"

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SITE PLANS

A0.0

HALF-SIZE SET

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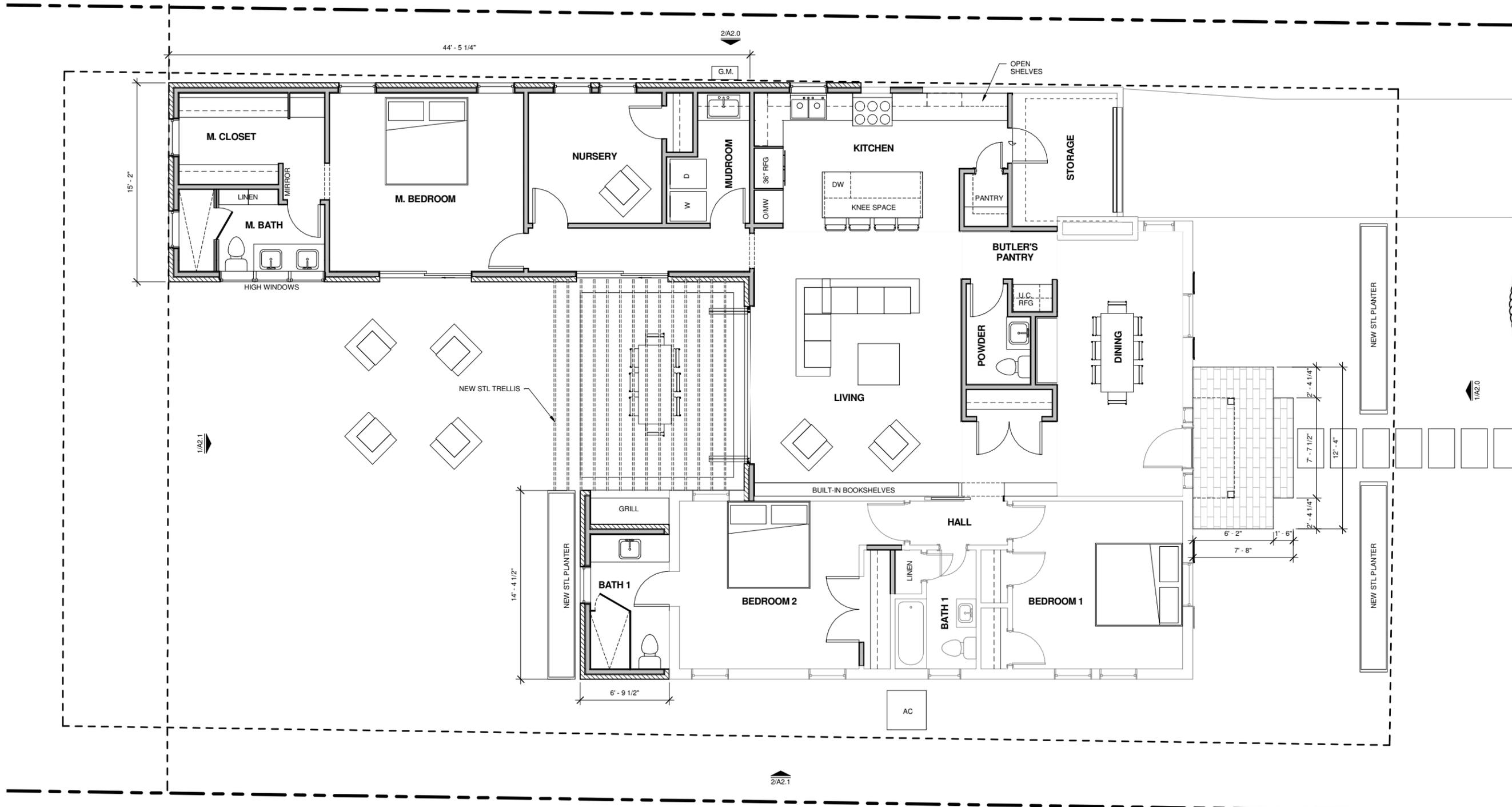
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FIRST FLOOR PLAN

A1.0

HALF-SIZE SET



1 FIRST FLOOR
1/4" = 1'-0"



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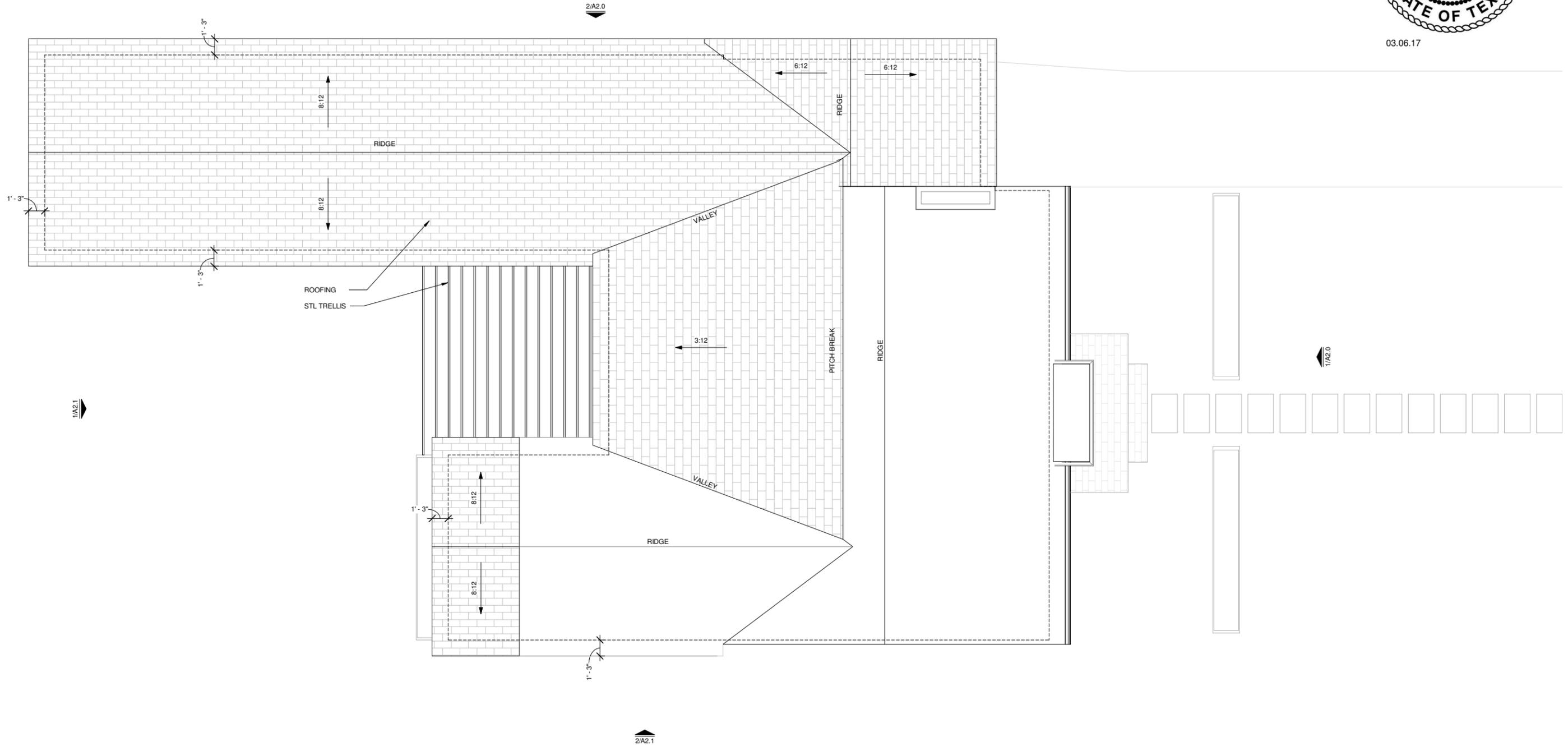
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ROOF PLAN

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HALF-SIZE SET

 **1 ROOF PLAN**
1/4" = 1'-0"



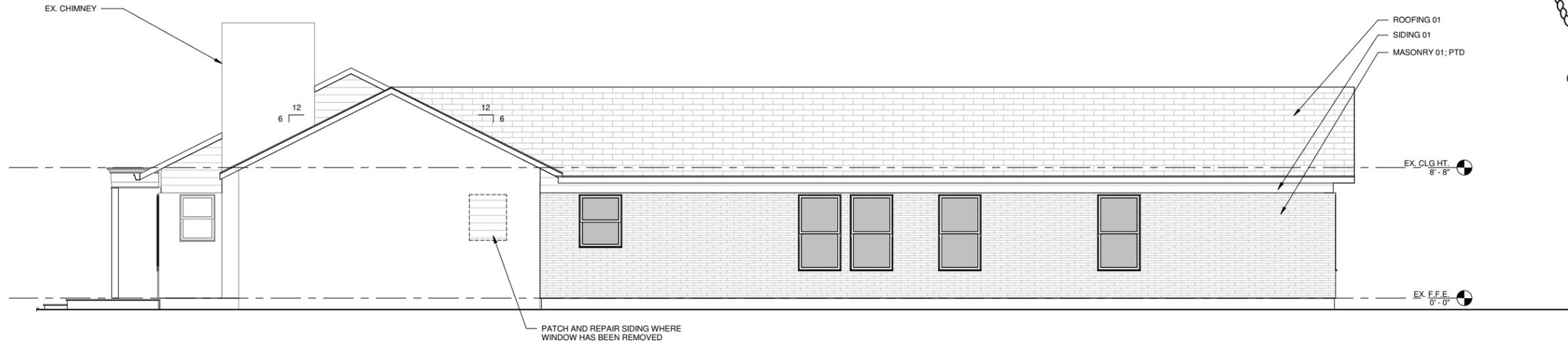
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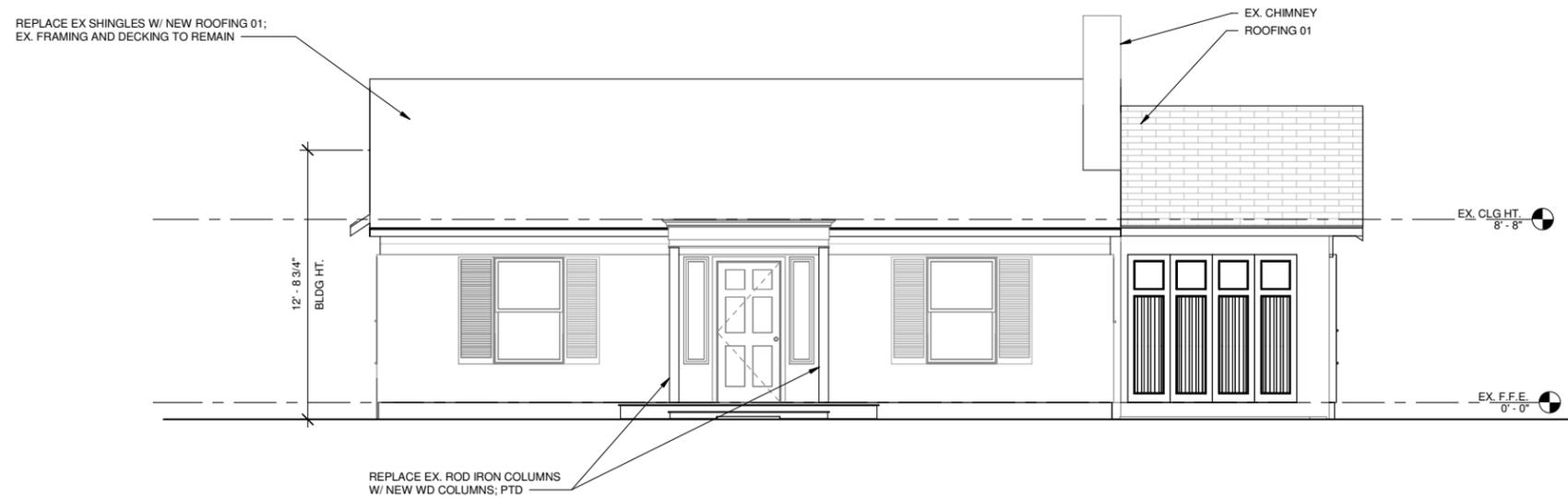
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2 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

A2.0

HALF-SIZE SET



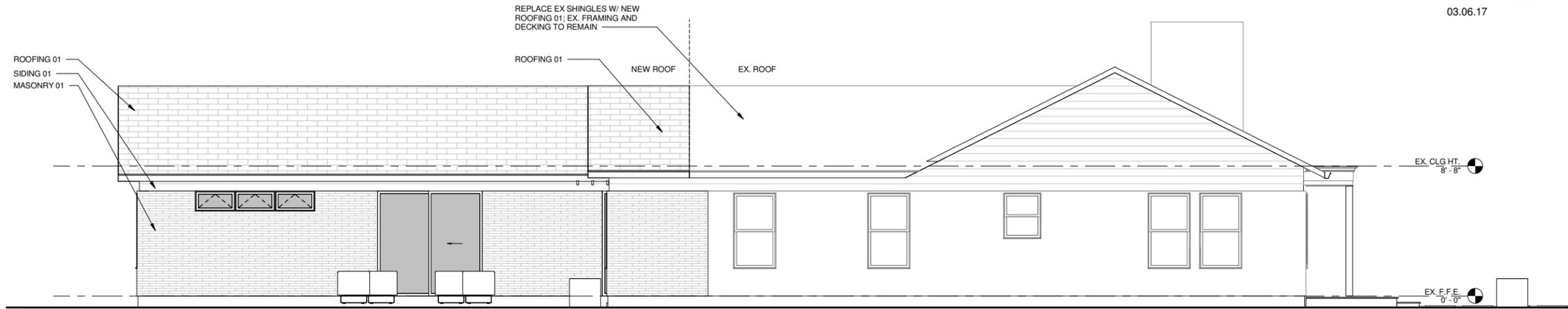
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2 SOUTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
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EXTERIOR ELEVATIONS

A2.1